

**TEHAMA COUNTY PLANNING COMMISSION
MINUTES OF THE
MEETING NOVEMBER 15, 2007**

The Tehama County Planning Commission met in a regular session at 9:00 am. On Thursday, November 15, 2007 at the Board of Supervisors Chambers, 633 Washington Street, Red Bluff, California, with the following members present: Commissioners Toni Turri, Linda Walker, Don Jones, Kim Tipton, and Delbert David.

Chairperson Tony Turri presided. Present were Planning Director George Robson, and Recording Secretary Kellee A. Taresh.

Chairperson Turri temporarily adjourned the Planning Commission meeting at 9:02 a.m. to open the Airport Land Use Commission meeting.

Chairperson Turri reconvened the Planning Commission meeting at 9:04 a.m.

CITIZEN'S CONCERNS:

Chairperson Turri called for public comments. None were received.

MINUTES OF MEETING:

October 18, 2007
November 1, 2007 Study Session

October 18, 2007:

It was moved by Commissioner David, seconded by Commissioner Walker and carried by a vote of 5:0 of the Tehama County Planning Commission to approve the minutes of the October 18, 2007 Planning Commission meeting as mailed.

November 1, 2007 Study Session:

It was moved by Commissioner David, seconded by Commissioner Tipton and carried by a vote of 5:0 of the Tehama County Planning Commission to approve the minutes of the November 1, 2007 Planning Commission meeting as mailed.

PUBLIC HEARING:

AGRICULTURAL PRESERVE ZONING #07-1, BERT & ANNE OWENS. TO ENTER INTO A WILLIAMSON ACT LAND USE CONTRACT AND REZONE APPROXIMATELY 40.64 ACRES FROM EA-B:871; EXCLUSIVE AGRICULTURAL-SPECIAL BUILDING SITE COMBINING 871,000 SQ. FT. (20 ACRE MINIMUM) TO EA-AP; EXCLUSIVE AGRICULTURAL-AGRICULTURAL PRESERVE. LOCATED SOUTH OF RED BLUFF ALONG THE NORTHEAST SIDE OF TYLER RD. AND SOUTH OF THE TEHAMA – COLUSA CANAL IN RANCHO LA BARRANCA COLORADA. APN: 37-060-45

Chairperson Turri opened the public hearing.

Mr. Robson explained the project, location and stated this property is eligible to be contracted in the Agricultural Preserve and consists of Class II and III soils.

Chairperson Turri asked for public comments. None were received.

Chairperson Turri closed the public comment period.

It was moved by Commissioner Jones, seconded by Commissioner Tipton and carried by a vote of 5:0 of the Tehama County Planning Commission to recommend the Board of Supervisors approve Agricultural Preserve Rezone #07-1.

AGRICULTURAL PRESERVE ZONING #07-2, STEVEN & MARGARET ZANE. TO ENTER INTO A WILLIAMSON ACT LAND USE CONTRACT AND REZONE APPROXIMATELY 856 ACRES FROM UA-B:6969; UPLAND AGRICULTURAL-SPECIAL BUILDING SITE COMBINING 690,690 SQ. FT. (160 ACRE MINIMUM) TO UA-AP; UPLAND AGRICULTURAL-AGRICULTURAL PRESERVE. LOCATED EAST OF THE COMMUNITY OF PAYNES CREEK AND SOUTH OF PAYNES CREEK LOOP RD. DESCRIBED AS A PORTION OF SECTIONS 29 & 33, T. 29 N., R. 1 E., M.D.M. APN'S: 11-230-22 & 44.

Chairperson Turri opened the public hearing.

Mr. Robson explained the project, location and stated this property is eligible to be contracted in the Agricultural Preserve and consists of Class VI and VII soils.

Chairperson Turri asked for public comments. None were received.

Chairperson Turri closed the public comment period.

It was moved by Commissioner Jones, seconded by Commissioner Tipton and carried by a vote of 5:0 of the Tehama County Planning Commission to recommend the Board of Supervisors approve Agricultural Preserve Rezone #07-2.

Chairperson Turri recused himself as he has a business relationship with Mr. Dan Byrd.

Chairperson Turri left the meeting at 9:07 a.m.

Vice-Chairperson Walker convened the meeting.

FARMLAND SECURITY ZONING 07-1, DANNY & CHRISTINE BYRD. TO ENTER INTO A FARMLAND SECURITY ZONE CONTRACT AND REZONE APPROXIMATELY 171.66 ACRES FROM EA-B:871; EXCLUSIVE AGRICULTURAL-SPECIAL BUILDING SITE COMBINING 871,000 SQ. FT. (20 ACRE MINIMUM) TO EA-FS; EXCLUSIVE AGRICULTURAL-FARMLAND SECURITY ZONE. LOCATED SOUTH OF LOS MOLINOS ALONG THE WEST SIDE OF TEHAMA-VINA RD.

AND THE EAST SIDE OF CHAMPLIN SLOUGH. THE SOIL CLASSIFICATION ON THE PARCEL PROPOSED FOR INCLUSION IN THE FARMLAND SECURITY ZONE IS CLASS I, II AND III AS SHOWN ON THE SOIL SURVEY MAPS OF TEHAMA COUNTY PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE. THE TEHAMA COUNTY GENERAL PLAN DESIGNATES THE PARCEL AS CROPLAND. THE PARCEL IS NOT WITHIN ONE MILE OF ANY CITY LIMITS. APN: 79-310-03.

Vice-Chairperson Walker opened the public hearing.

Mr. Robson explained that Farmland Security Zoning is a Super Williamson 20-year Contract. He explained there is significant tax benefits and this property meets the criteria.

Vice-Chairperson Walker opened the public comment period. None were received.

Vice-Chairperson closed the public comment period.

It was moved by Commissioner Tipton, seconded by Commissioner Jones and carried by a vote of 5:0 of the Tehama County Planning Commission to recommend the Board of Supervisors approve Farmland Security Zoning #07-1.

Chairperson Turri returned to the meeting at 9:12 a.m.

AMENDMENT TO RECLAMATION PLAN #94-1, CONSIDER APPROVING AN AMENDMENT TO RECLAMATION PLAN 94-1 AS SUBMITTED BY RONEY LAND AND CATTLE COMPANY, THE PROPERTY OWNER AND PERMIT HOLDER, OR CONSIDER APPROVING AN AMENDMENT TO RECLAMATION PLAN 94-1 AS SUBMITTED BY 7-11 MATERIALS, THE CURRENT OPERATOR OF THE MINE. THE MINING OPERATION PERMITTED BY USE PERMIT 94-2 IS LOCATED IN SOUTHERN TEHAMA COUNTY ON THE SOUTH SIDE OF PINE CREEK ALONG THE TEHAMA COUNTY / BUTTE COUNTY LINE. DESCRIBED AS A PORTION OF SECTIONS 35 & 36, T. 24 N., R. 1 W., M.D.M.

Mr. Robson explained Reclamation Plan #94-1 is returning to the Planning Commission for an update on the status of the new Reclamation Plan.

Mr. Stoufer was present and explained that he had met with Mr. Dave Brown, the applicant's representative and stated changes to text on the map had been submitted. He explained that Mr. Brown wants staff to hold onto the maps for a few days in case there are changes prior to staff sending the information onto Department of Conservation for their 30 day review. Mr. Stoufer explained DOC will submit comments back to staff and staff will contact Mr. Brown with any changes or problems DOC notes.

Commissioner Jones asked how long it would be before DOC sends comments back to staff.

Mr. Stoufer explained it would be January at the earliest.

Commissioner David asked if the applicant has requested any additional acreage for mining.

Mr. Stoufer stated no requests had been received.

Commissioner David asked for clarification as to whether the applicant starts over with the 220,000 cubic yards effective January 1, 2008.

Mr. Stoufer explained the applicant cannot open up additional land until a new Reclamation Plan is submitted. He explained the Commission gave the applicant an extension in July with conditions.

Mr. Dave Brown from Resource Design was present and explained that Mr. Stoufer is correct. He explained he has asked for staff to hold the new maps for a few days to review the phasing.

Mr. Stewart Altemus, Altemus and Wagner Attorneys were present representing 711 Materials. Mr. Altemus stated currently the applicant does not have a need to open up more land, however, should that change they would come back to the Commission. Mr. Altemus explained that DOC is familiar with the operation and it is likely it will take them less than the 30 days. He stated he is hopeful the Amended Reclamation Plan will be completed by January.

Chairperson Turri closed the public comment.

No discussion followed.

The Planning Commission meeting was adjourned at 9:20 a.m.

DRAFT GENERAL PLAN STUDY SESSION **CHAPTER 3.0 TRANSPORTATION AND CIRCULATION ELEMENT**

Chairperson Turri called the Study Session to order at 9:25 a.m.

Mr. Robson stated the Commission will be starting with Chapter 3 today. He explained the circulation maps will be the only maps the Commission will review today.

3.2 Transportation Setting (Page 3.0-2)

In Paragraph 1 – Line 4: “limit dead-end roads”. Discussion held regarding Chapter 9.14 regarding Fire Safe Regulations.

Response: Reword by PMC to address “life-safety allowances consistent with county road.

Page 3.0-2) Paragraph 5 – Line 3: “thorough” typo

Response: Correct typo to read “through”.

(Page 3.0-3) Paragraph 4 – Line 1: replace “dial-a-ride in greater Red Bluff area”

Response: Replace with “complimentary service”

(Page 3.0-3) Paragraph 8 – Line 1: “County-wide bicycle facilities” Discussion was held to reference the “Bicycle Plan” as a reference to redirect reader.

Response: Add reference to “Bicycle Plan”

(Page 3.0-4) Paragraph 4 – Line 6 & 7: Remove last sentence.

Response : Remove last sentence which reads: “The Tehama County Transportation Commission is responsible for local transportation policy and recommends the transportation funds be allocated.”

(Page 3.0-4) Paragraph 5 – Line 3: typo noted “for” should read “from”

Response: Change to “from”

(Page 3.0-4) Paragraph 5 – Line 7 & 8: Rewording requested by Gary Antone.

Response: Reword last sentence to read:

“The Commission is also responsible for completing and updating Tehama County RTP on a four (4) year cycle”.

(Page 3.0-5) Paragraph 1 – Line 3: Rewording requested by Gary Antone

Response: Reword last sentence to read:

“The funds provide for the planning, design, operation, and maintenance of roadways and bridges, as well as a source for matching dollars for STIP and HBP (Highway Bridge Program) projects.”

(Page 3.0-5) Paragraph 2 – Line 4 & 5: Remove wording as requested by Gary Antone

Response: Remove from sentence “and ParaTRAX.”

3.3 CIRCULATION PLAN

(Page 3.0-5) Paragraph 3 – Line 3: Change wording

**Response: Remove “2025” Replace with “2028”
Remove “in shown” Replace with “is shown”**

(Page 3.0-5) Paragraph 3 – Line 8, 10, 13,& 18 (possibly other references in document as well)

Change references to Circulation Map on page 3.0-11 to reflect correct title of the Map.

Response: Change reference to match Map title for “Roadway Master Plan – Proposed Safety and Circulation Enhancements” on page 3.0-11

(Page 3.0-5) Paragraph 4 – Line 2:
Add word to second sentence.

Response: Paragraph to read:

***“Roads that do not contribute to regional circulation are generally now shown on the Circulation Map. Such roads may, however, be locally significant, and therefore are reflected in the RTP or within project master plans or area plans.*”**

(Page 3.0-6) Paragraph 3 – Line 15
Change “40” to “32”

Response: Change number 40 with number 32.

(Page 3.0-7) Paragraph 1 – Line 8
Add word to last sentence

Response: Change last sentence to read:

***“The right of way may also increase substantially at interchanges or intersections to accommodate traffic movement at higher speed.”*”**

(Page 3.0-7) Paragraph 2 – Line 4 and 5:
Two typos noted

**Response: Change line 3: “characteristics to include” to read “characteristics that include”
Change line 4: “criteria are applied” to read “criteria applied” (remove “are”)**

(Page 3.0-7) Paragraph 3 – Line 7:
Remove last sentence. Move Paragraph 1 from Page 3.0-8 to be paragraph 4 on page 3.0-7.

Response: Remove last sentence in Paragraph 3 as requested by Gary Antone and move paragraph 1 on page 3.0-8 to become last paragraph on page 3.0-7 (this will allow the description of Table 3-3 to appear above Table 3-3).

(Page 3.0-11) Roadway Master Plan – Proposed Safety and Circulation Enhancement Map – Figure 3.0-2

Discussion was held regarding the map, lines, “Bypass” location on East Side, Safety and Circulation roads.

Response: The following changes to this map were discussed:

- 1. Change “Bypass” line from a solid line to a dashed line.**
- 2. Change “Bypass” to “Proposed Bypass”**

3. North tie-in of “Bypass” be moved to “Hogsback Road” instead of connecting to Hwy 36.

Page 3.0-12) 3.4 Goals, Policies, and Implementation Measures
Implementation Measure CIR-1.1a

Scott Friend indicated this Implementation Measure has been reworded as follows:

Response: Reword Implementation Measure:

***“Strive to maintain a non-peak hour roadway and intersection Level of Service standard of LOS C or better with a minimum Level of Service D at peak-hour conditions as defined by the latest edition of the Highway Capacity Manual or other operating standard as adopted by the County. If current Levels of Service are a LOS D or worse, then future proposed projects may not cause the roadway or intersection volumes to increase by ten percent or more and shall be accompanied by other mitigation measures that are intended to reduce trip generation.*”**

(Page 3.0-12) Implementation Measure CIR-1.1c and CIR-1.1d
Addition of “Highway Capacity Manual” behind “ITE”

Response: Reference “Highway Capacity Manual”.

(Page 3.0-13 – Paragraph 1 – Line 4) Implementation Measure CIR-1.1e
Typo – Replace – “Division” with “Development”

Response: Change “County Land Division Standards” with “County Land Development Standards”

(Page 3.0-14) – Implementation Measure CIR-1.5b
Additional verbage requested by Gary Antone

Response: Reword to “Develop and adopt a range of streetscape design standards.”

(Page 3.0-15) – Policy CIR-1.6
Addition of a word

Response: Reword to read:

***“The County shall continue to support traffic enforcement safety as a means of improving traffic, bicycle, and pedestrian safety.”*”**

(Page 3.0-16) Implementation Measure CIR-3.1b
Replace “aviation” with “avigation”

Response: Change “aviation” to “avigation”

(Page 3.0-17) Implementation Measure CIR-3.2c
Discussion regarding “5 to 10 acre buffer zone around each airport when possible.”

Response: Verbage too specific – Consultant to rewrite.

(Page 3.0-18) Implementation Measure CIR-4.1e
Commissioner Walker stated there is a misspelling of “compliments”, should read “complements”.

Response: Change to “complements”.

(Page 3.0-18) Policy CIR-4.2
Add wording.

Response: Rewrite Policy to read:

“The County shall encourage and support the construction and improvement of bicycle lanes and pedestrian paths as part of the Safe Routes to School Program.”

(Page 3.0-18) Implementation Measure CIR-4.2b
Remove “Actively”

Response: Remove the first word – “Actively”

(Page 3.0-18 – Implementation Measure CIR-4.3a
Remove “shall address” add “should consider” and remove “without” add “outside of”.

Response: Rewrite Implementation Measure to read:

“All future subdivision design should consider the need for pedestrian circulation within and outside of the development.”

(Page 3.0-19) Policy CIR-4.4
Remove the word “endeavor” add “strive”.

Response: Remove “endeavor” replace with “strive” to read:

“The County shall strive to improve and ensure access for the physically disabled through the County.”

(Page 3.0-19) Implementation Measure CIR-4.4a
Add verbage

Response: Add “when appropriate” to end of sentence to read:

“Identify and pursue funding for improvements including curb cuts to County sidewalks to allow for easier access for disabled person when appropriate.”

(Page 3.0-19) Implementation Measure CIR-4.4b

Add verbage

Response: Add “when appropriate” to end of sentence to read:

“Identify and pursue available funding sources for pedestrian improvement projects to bring pedestrian facilities into compliance with the Americans with Disabilities Act (ADA) when appropriate.”

(Page 3.0-19) Implementation Measure CIR-4.4c

Replace “addressed” with “considered”.

Response: Replace “addressed” with “considered” to read:

“Review the Zoning Code and amend it as needed to ensure that parking and accessibility features for disabled persons are considered by new development or redevelopment projects.”

Mr. Robson stated the next Study Session will be November 29, 2007 and the Committee will start with Chapter 7.0 Agriculture and Timber Element.

December Field Trip – Suggested date is December 13, 2007.

There being no further business, the meeting was adjourned at 11:45 a.m.

GEORGE W. ROBSON, SECRETARY

TONY TURRI, CHAIRPERSON

TEHAMA COUNTY PLANNING COMMISSION TEHAMA COUNTY PLANNING COMMISSION